



SUBLEASE OFFERING
MEMORANDUM LYNDHURST ·
HARRISON SUBMARKET

60,000 SF INDUSTRIAL SUBLEASE · AVAILABLE NOW

1000 1st Street

Harrison, New Jersey 07029

Rail-belt distribution space four miles from Newark Liberty & Port Newark inside the tightest submarket in the Meadowlands.

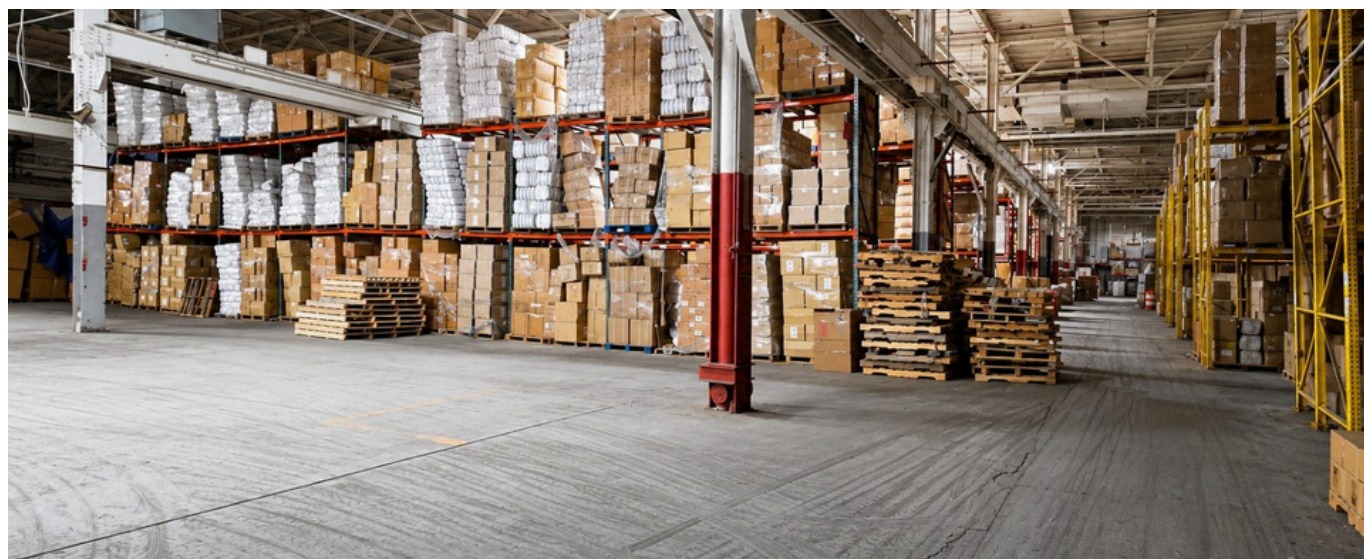
A 60,000 SF sublease in the core of the Lyndhurst / Harrison industrial market.

Ample CRE is delighted to offer the opportunity to sublease 60,000-square-foot space. at 1000 1st Street in Harrison, New Jersey. The space is offered on a five-year sublease and is available for immediate occupancy, delivered with existing racking and warehouse infrastructure in place.

Positioned along the Passaic River rail belt, the property sits within four miles of Newark Liberty International Airport and Port Newark, with direct access to the New Jersey Turnpike, I-280, and Route 21, and a PATH station within walking distance for labor. Heavy 4,000-amp power, wet sprinklers, and masonry construction make it well suited to distribution, light manufacturing, or e-commerce fulfillment.

AVAILABLE 60,000 SF	ASKING RENT \$12.50 /SF	CLEAR HEIGHT 22'	POWER 4,000 amp
TERM 5 years	LOADING 2 dock 2 drive-in	SPRINKLERS Wet	OCCUPANCY Immediately

ALSO AVAILABLE 2,500-7000 SF office · may be leased with or separate from the warehouse.



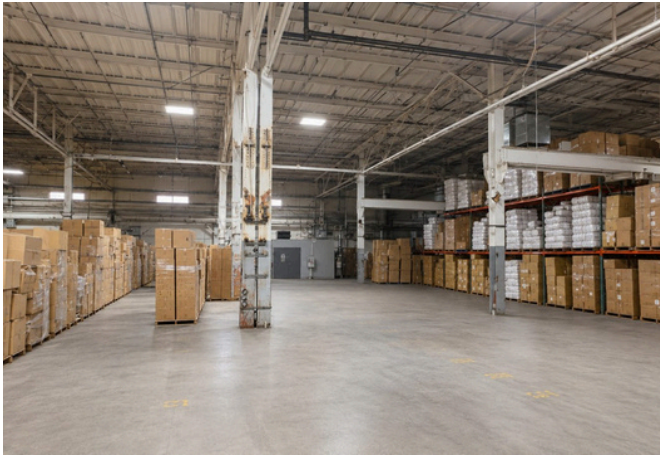
BUILDING & SPACE

Sublet Area	60,000 SF
Office	2,500-7000 SF · Availble
Suite	Front space (entire)
Use	Warehouse / Distribution
Clear Height	22' (actual clearance)
Interior Docks	2
Drive-In Doors	2
Electrical Service	4,000 amp / heavy
Sprinklers	Wet
Construction	Masonry
Parking	0.31 / 1,000 SF · surface
Submarket	Lyndhurst / Harrison

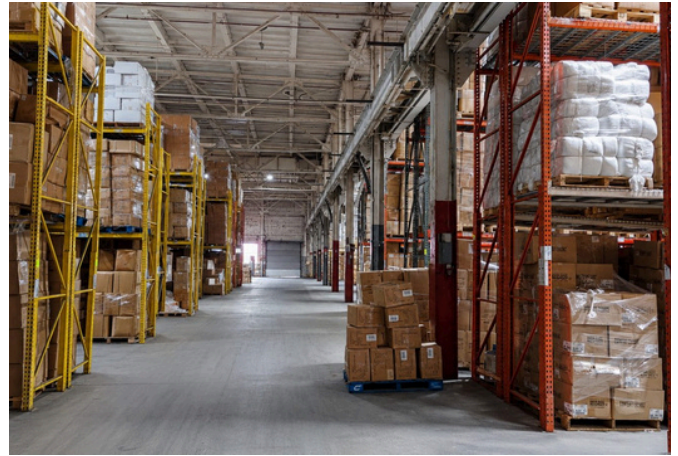
SUBLEASE TERMS

Structure	Sublease
Term	5 years
Expiration	August 31
Asking Rent	\$12.50 / SF, NNN
Availability	Immediate
Delivery	As-is; racking in place

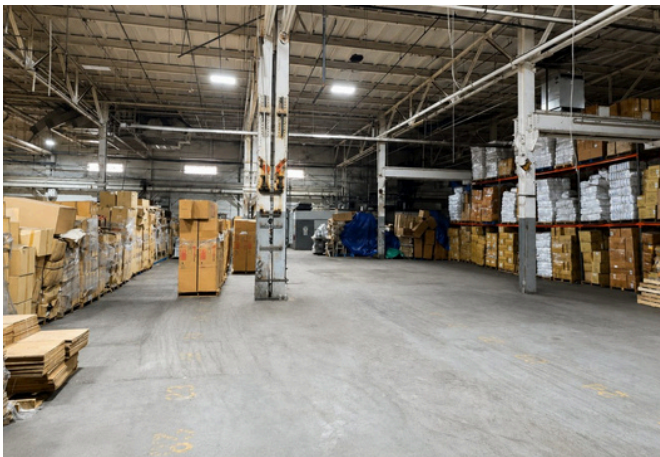




Open warehouse floor — regular column grid, 21' clear.



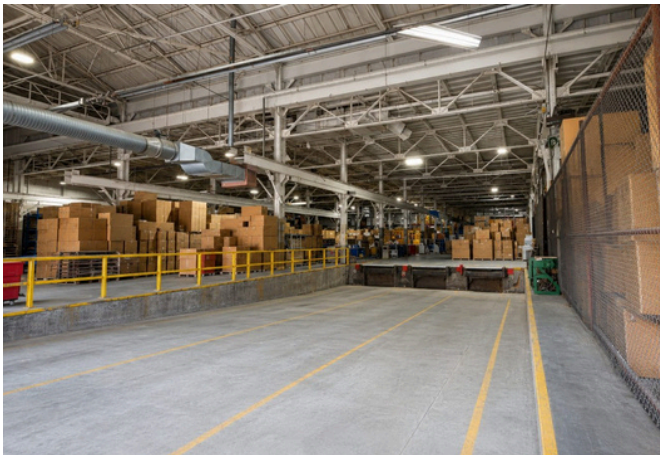
Racked aisle running the depth of the building.



Bulk storage bay with cross-aisle circulation.



Interior loading — dock-height plus drive-in access.

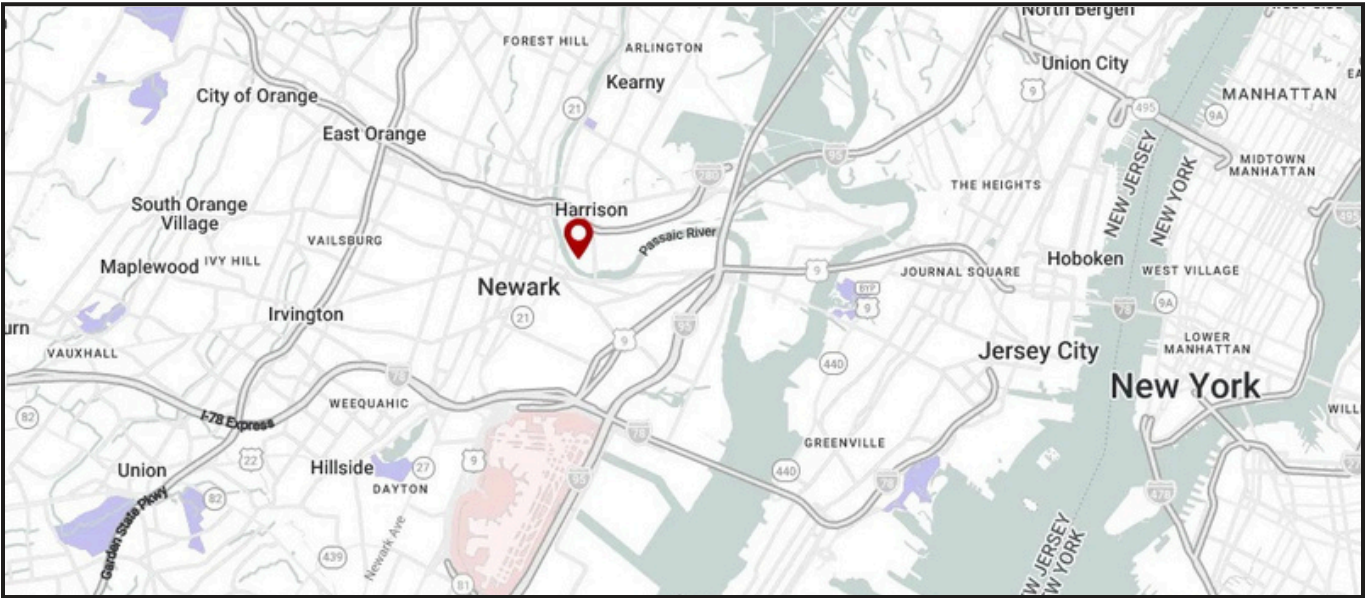


Drive-in ramp and interior maneuvering apron.



LOADING AREA - EXTERIOR

Harrison sits at the center of the Lyndhurst / Harrison submarket, one of the most supply-constrained infill industrial markets in Northern New Jersey. The property fronts the Passaic River rail corridor with immediate highway access to the New Jersey Turnpike and I-280, putting the entire Port Newark– Elizabeth complex, Newark Liberty International Airport, and Midtown Manhattan inside a short drive.



HIGHWAYS		PORT & AIR		TRANSIT & CITIES	
Route 21	0.5 mi	Lincoln Tunnel	8mi	PATH — Harrison	0.4 mi
I-280	1 mi	Newark Liberty (EWR)	4 mi	Newark Penn Station	2mi
Pulaski Skyway (US 1/9)	1 mi	Port Newark–Elizabeth	5 mi	Holland Tunnel	8mi
NJ Turnpike (I-95)	2 mi	APM / Maher Terminals	6 mi	Midtown Manhattan	9mi



**SUBLEASE
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1000 1ST STREET
HARRISON, NJ**

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